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VIKING STREET, BOLTON, BL3 2RN



- For sale by auction
- Two bedroom mid terrace
- Requires cosmetic improvement
- Superb investment opportunity
- Fitted kitchen diner
- Three piece bathroom suite
- 2 double bedrooms
- Close to Bolton Town Centre



Auction guide price £45,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates



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BIDDING STARTS online on the 8th December and concludes on the 9th December. Please visit <https://www.pugh-auctions.com/> for more information. Offered for sale by auction is this two bedroom mid terrace property placed on the periphery of the town centre of Bolton, within particularly easy reach of Saint Peters Way, Bolton train station, Bolton University, excellent every day shopping and leisure facilities and there are sports clubs nearby. The accommodation briefly comprises: entrance vestibule, lounge, kitchen/diner, landing, two double bedrooms and a three-piece bathroom suite. There is an enclosed yard to the rear. It is fair to point out that the property requires internal cosmetic updating to fully attain its potential, however there is uPVC double glazing and a gas combination central heating boiler in place.

Viewing in the first instance is via the virtual walk through viewing video and then can be arranged in person, accompanied by Cardwells estate agents Bolton staff, please call (01204) 381281, email bolton@cardwells.co.uk or visit www.cardwells.co.uk to arrange a personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule: 3' 2" x 3' 1" (0.964m x 0.945m)

Living room: 14' 3" x 12' 1" (4.345m x 3.680m) uPVC window, radiator.

Kitchen diner: 13' 7" x 14' 2" (4.131m x 4.318m) Fitted kitchen with matching: drawers, base and wall cabinets, built under oven/grill, gas hob and extractor above, wall mounted Worcester gas combination central heating boiler, uPVC window overlooking the rear garden, uPVC entrance door, radiator.

Landing: 5' 6" x 7' 1" (1.673m x 2.151m) Loft access point, four steps up to the bathroom.

Bedroom 1: 14' 3" x 9' 11" (4.334m x 3.017m) uPVC window to the front, radiator

Bedroom 2: 13' 3" x 8' 8" (4.046m x 2.646m) uPVC window to the rear, radiator.

Bathroom: 8' 5" x 7' 0" (2.559m x 2.135m) Three-piece bathroom suite comprising: hand wash basin, WC and bath with electric shower over, radiator.

Rear garden: The rear garden is fully enclosed with fencing to 2 sides and brick to the third.

Price: Auction guide price £45,000

Viewings: All viewings are by advanced appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

Please note: all viewings are by appointment only through our BOLTON Office

